



**REAL ESTATE OPINION**

**7/17/2016**

SUBJECT PROPERTY: 8017 Marble Park Avenue, Reynoldsburg, Ohio 43068

OWNER Roberta & Barrett Greenawald

TAX CARD VALUE \$213,500

PROPERTY DESCRIPTION:

4 Bedroom 2.5 Bath Built 2005 2 Story  
2422 square feet 2 Car Attached Garage  
Full Basement .21 Acres

COMPARABLE HOME SALES:

98 Quarry Park Drive, Reynoldsburg, Ohio 43068  
4 Bedroom 2.5 Bath Built 2000 2 Story  
2487 square feet 2 Car Attached Garage  
Partial Basement .32 Acres  
Notes: Good condition.  
**SOLD 9/8/2015 \$221,900**

964 Quarry Park Drive, Reynoldsburg, Ohio 43068  
4 Bedroom 2.5 Bath Built 2000 2 Story  
2486 square feet 2 Car Attached Garage  
Partial Finished Basement .32 Acres  
Notes: Great condition.  
**SOLD 8/14/2015 \$225,000**

7970 Priestly Drive, Reynoldsburg, Ohio 43068  
4 Bedroom 2.5 Bath Built 1999 2 Story  
2536 square feet 2 Car Attached Garage  
Full Basement .28 Acre  
Notes: Great condition.  
**SOLD 5/26/2016 \$234,900**

COMMENT:

The owner indicates the flooring in the home needs replaced. Upon comparing both the current homes on the market and those that have sold, both positively and negatively adding for features, I would place a value on the above mentioned property at **\$219,000**. This is strictly an opinion based on the particulars of the home. This value is based on the home being in at least "Fair" condition.

Tara Krotzer  
Equity, Inc.